

**MINUTES OF THE REGULAR MEETING
OF THE
OAK PARK HOUSING AUTHORITY
THURSDAY, JUNE 15, 2017
7:45 A.M.**

OFFICIAL RECORD

PRESENT: Commissioners Hellwig, Kelley, Hill & Chairman Kralik

EXCUSED: Commissioners Butler & Muse

ALSO PRESENT: Maria Saldaña, Executive Director, Jim King, Melissa Neyfeldt, and Beth Swaggerty, Staff

QUORUM

The meeting was called to order at 7:45 A.M. by Chairman Kralik.

APPROVAL OF MINUTES OF REGULAR MEETING OF MAY 18, 2017

Commissioner Hellwig asked that two minor items be amended in the minutes. It was moved (Hellwig) and seconded (Hill) to approve the minutes of the May 18, 2017 regular meeting as amended. The motion passed by unanimous voice vote.

ELECTION OF GORDON HELLWIG TO SERVE AS VICE-CHAIRMAN OF THE OPHA BOARD UNTIL ANNUAL ELECTION OF OFFICERS IN SEPTEMBER 2017

Chairman Kralik stated that in light of Vice-Chairman Davis' recent resignation he would like to nominate Commissioner Hellwig to serve as Vice-Chairman until the annual election of officers in September. He explained that this circumstance did not require a resolution; but simply a vote by the board to authorize Commissioner Hellwig to serve as Vice-Chairman for the interim period.

It was moved (Kralik) and seconded (Hill) to authorize Commissioner Hellwig to serve as Vice-Chairman until the September 2017 annual meeting. The motion passed by unanimous voice vote.

Chairman Kralik thanked Commissioner Hellwig for stepping in to serve the Authority as Vice-Chairman.

APPROVAL OF RESOLUTION HA 2017-6-01 ADOPTING PREVAILING WAGE RATES FOR LABORERS, WORKERS AND MECHANICS EMPLOYED BY THE HOUSING AUTHORITY OF THE VILLAGE OF OAK PARK ON PUBLIC WORKS

Ms. Saldaña stated that this resolution was presented annually for approval by the Authority. She gave a brief overview of the prevailing wage requirements, indicating

that these requirements apply to all public entities. She stated that Mr. King was responsible for ensuring that all contracts for work done at Mills Park Tower include adherence by the contractor(s) to these prevailing wages.

Chairman Kralik asked if there were any questions. There were none.

It was moved (Hellwig) and seconded (Hill) to approve resolution HA 2017-6-01 adopting prevailing wage rates for laborers, workers and mechanics employed by the Housing Authority of the Village of Oak Park on Public Works.

AYES: Commissioners Hill, Hellwig, Kelly and Chairman Kralik

NAYS: None

ABSENT: Commissioners Muse and Butler

DISCUSSION REGARDING JOINING IN CLASS ACTION LAWSUIT TO RECOVER MONEY & DAMAGES OWED TO HOUSING AUTHORITY FROM 2012 ALLOCATIONS

Ms. Saldana stated that the Authority had received a letter from PHADA regarding a class action lawsuit filed against HUD for the recovery of money and damages owed to Housing Authorities for shortages in operating subsidies received in 2012. She explained that PHADA had filed the suit on behalf of the Housing Authorities. She advised the board that there was now an opportunity for the Authority to join an affected class of claimants in a second wave of claims under the lawsuit. She stated the Authority could recover over \$100,000.00. She indicated it would cost the Authority \$1,000 to \$3,000 to participate in the second wave of claims; depending on whether the Authority was classified as large or small.

There was discussion of how the Authority might be classified. Commissioner Hellwig and Mr. King indicated that they believed the Authority would be classified as small. Mr. King said he would look into it further to verify classification and cost of participation. Both Ms. Saldana and Mr. King recommended that the Authority join in the second wave of claims.

Chairman Kralik stated he had two questions regarding the matter. He indicated his first question had been about the threshold for determining the cost, and thanked Mr. King for his promise to provide further information. He added that even at a cost of \$3,000 he thought the Authority should participate in the law suit. Chairman Kralik then asked if there had been any notification of the initial class action suit or an opportunity for the Authority to participate in the first claim group. Mr. King and Ms. Saldana stated that the letter from PHADA was the first and only notification of the lawsuit they had received.

Mr. King noted that the only Housing Authorities that experienced shortages in operating subsidies in 2012 were those who had high reserve levels in existence at that time.

Commissioner Hellwig stated he agreed with Chairman Kralik and recommended the Authority enter into the lawsuit as a claimant. He encouraged the Authority to respond affirmatively to the PHADA letter as soon as possible.

Ms. Saldana stated the staff would clarify the classification and cost and write the affirmative response to PHADA. She added that if needed, a resolution would be prepared for the July meeting.

DEPARTMENTAL REPORTS

MILLS PARK TOWER

Mr. King gave a brief overview of the Mills Park Tower memorandum and administrative report noting that there were 8 vacancies; two of which were being rehabbed for greater accessibility. He reported that five (5) bathrooms were recently updated under the capital fund program and added that the replacement of the main value and piping in the 1st floor ceiling went smoothly with little disruption to the tenant.

He asked if there were any questions.

Commissioner Kelly stated that she had read recently that some senior buildings were now taking section eight vouchers and asked if that applied to Mills Park Tower.

Mr. King stated that Mills Park Tower was section eight. Ms. Saldana further explained that there are many types of senior housing where individual vouchers might apply, but that Mills Park Tower is already 100% subsidized through project vouchers so there would be no reason to accept individual vouchers.

Commissioner Kelly thanked Ms. Saldana for the clarification.

Chairman Kralik reminded Mr. King that he had indicated at the May meeting he be providing more information about the capital program in June. Mr. King apologized; stating he would provide a detailed report in July.

Chairman Kralik stated that he had read an item in the Wednesday Journal about the change in parking along Pleasant Place. He asked Ms. Neyfeldt to comment on the residents' reaction to this change.

Ms. Neyfeldt reported the Village had changed all of the open parking along the north side of Pleasant Place to permit parking without any notice to the Authority. She stated that many of the residents on the building's parking waiting list use these spaces while others have service coordinators and care-givers that are regularly at the building and therefore this loss of parking is having a profound impact on the residents. Ms. Neyfeldt stated that both she and Mr. King had called and spoken with the Village staff regarding the matter. She said that Village staff had come out to the building to meet with Ms.

Neyfeldt. She also advised the board that many of the residents had been ticketed and gone to the Village to complain and voice their concerns over the change.

Chairman Kralik said that from what he read it seemed that the Village board was receptive to the plight of Mills Park Tower residents and that they were taking the issue back to the transportation commission to see what could be done but that they would have to honor the parking permits that had already been purchased for the current quarter.

Mr. King added that the change in parking also affected contractors doing work at the building; requiring them to carry tools and supplies from greater distances to the building. Mr. King added that residents currently without parking spaces have to rent spaces in Village lots that are some distance from the building and walking to those lots is problematic for seniors; particularly in winter and bad weather.

Commissioner Hellwig recommended that the board draft a letter of support in removing the permit designation for the parking along Pleasant Place.

Chairman Kralik volunteered to draft the letter and distribute it to board members for review.

Ms. Neyfeldt and Mr. King thanked the board for their support in this matter.

HOUSING CHOICE VOUCHER PROGRAM

Ms. Saldaña reported in Mr. Southward's absence she would provide a brief overview of the HCVP departmental report.

She reported that 415 regular Vouchers are being utilized with a lease-up rate of 97% and 46 Mainstream Vouchers are being utilized with a lease-up rate of 93%.

Ms. Saldaña reported that there were 12 NED Vouchers being utilized.

Ms. Saldaña asked if there were any questions.

Commissioner Hellwig asked if the board could assume that there were applicants in the pipeline for all available Vouchers with the exception of the NED vouchers.

Ms. Saldaña answered yes and explained that as vouchers become available eligible applicants are drawn from the applicable waiting list. She referred to the chart on page 4 of Mr. Southward's report showing that there are 2 applicants with active regular vouchers and 5 applicants with active mainstream vouchers currently seeking housing in Oak Park.

She added that HCVP works with Housing Forward for referrals to fill the vouchers for those identified as chronically homeless and with the State Referral Network for those who qualify for NED vouchers.

Commissioner Hellwig then asked if those individuals on the various waiting lists are already qualified for vouchers.

Ms. Saldaña explained that while individuals are initially qualified for placement on one of the waiting lists they must go through a more substantial qualification process at the time they are selected to receive a voucher. She stated this allows for consideration of any changes in the applicant's eligibility.

OLD BUSINESS

Chairman Kralik reported that he had reach out to two potential candidates to gage their interest in filling the outstanding board position and was working on a recommendation to the Village Board President for Eric Davis' replacement. He indicated he hoped to have someone identified and seated by the July 20 board meeting.

Chairman Kralik also stated that he had been involved in the process of identifying Ms. Saldaña's replacement and that the process was moving forward. He thought Ms. Saldaña's replacement would be selected before the next board meeting. He added that if anyone had any questions they should speak with him directly.

NEW BUSINESS

Ms. Saldaña stated that in speaking with the staff; they were wondering if the board meetings could go back to being scheduled for the second Tuesday of the month. She explained that it allows information to be presented to the board sooner and coincides more effectively with the Oak Park Residence board meetings. She reminded the board that the change to the third Thursday of the month was to accommodate Eric Davis' schedule and now he was no longer on the board she hoped the board would consider the staff's request.

Commissioner Kralik and the board were agreeable to the change, but asked that the current schedule remain in place until it was determined that the Tuesday schedule would work the newly appointed commissioner.

Ms. Saldaña suggested that the current schedule stay in place until after the September annual meeting at which time, if needed, a resolution regarding any change in meeting schedule would be presented for approval.

It was agreed by the Board of Commissioners to follow Ms. Saldaña's suggestion.

Chairman Kralik asked if there was any further new business. There was none.

PUBLIC COMMENTS

None

ADJOURNMENT

At 8:19 A.M., it was moved (Hellwig) and seconded (Hill) to adjourn. The motion passed unanimously.

Respectfully Submitted,

Linda Hill,
Secretary